

Michelle M. Smith – Chief Planner  
**Worcester Planning & Regulatory Services Division**  
455 Main Street, 4th Floor  
Worcester, Massachusetts 01608

November 12, 2021  
*Revised January 7, 2022*

RE: Site Plan Review – Definitive Site Submittal  
GoVenture Capital Group, LLC  
Franklin Street, Worcester, MA

Dear Ms. Smith,

On behalf of our client, GoVenture Capital Group, LLC, and as required by Article V of the Zoning Ordinance, Hannigan Engineering, Inc. is submitting an application for Definitive Site Plan Review for the construction of a multi-family, high-rise apartment complex on multiple parcels of property along Franklin Street and between Arctic and Plastic Street in Worcester, Massachusetts. The project consists of the construction of single new multi-family, high-rise apartment building with an interior parking garage, along with other applicable parking and utility improvements. Included with this submittal are the revised Drainage Analysis and Report, along with copies of the current Site Development Plan for consideration.

The property is comprised of multiple properties along the southerly side of Franklin Street and along Arctic and plastic Streets in Worcester, Massachusetts as listed below:

<u>Map and Parcel</u>	<u>Address</u>
4-15-17+24	274 Franklin Street
4-15-00003	284 Franklin Street
4-15-0003A	290 Franklin Street
4-15-00013	290 Franklin Street
4-15-00014	23 Hygeia Street
4-15-00004	25 Arctic Street
4-15-00023	14 Hygeia Street
4-15-00015	33 Arctic Street
4-15-00016	45 Arctic Street
4-15-0002B	26 Arctic Street
4-15-00005	38 Arctic Street

These parcels are located within the Business, General (BG-3.0) District, the Downtown/Blackstone Canal Sign Over Lay District (DSOD) and Commercial Corridors Overlay District, Elsewhere (CCOD-E). The intended use of the property as defined within *Table 4.1-Permitted uses by Zoning Districts-Residential Use: 11.) Multi-family dwelling, High Rise*, is allowed by a Right per the Zoning Ordinance. Due to the number of dwelling units within the development (+5 dwelling units), Definitive Site Plan Approval is required from the Planning Board. It is noted that this project is exempt from filing with the Worcester Conservation Commission for work being performed within 100-feet of storm drain as this site is served by the Upper Blackstone Water Pollution Abatement District Treatment Facility.

These parcels will be consolidated to create a single lot on which the proposed new building will be constructed. To facilitate this consolidation, the Private Right of Way (ROW) of Hygeia Street will be removed, as the proponent will have gained ownership of properties along both sides of the way. The project proponent will also seek to discontinue the southerly portion of Arctic Street (private way) that runs east-west to Plastic Street.

#### SITE REVIEW

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The proposed site is approximately 4.0-acres and is comprised of several lots located along the southerly side of Franklin Street between Artic and Plastic Street in Worcester, Massachusetts. The topography of the land is generally flat in nature with little elevation relief through the property. Currently the project area is comprised of several older structures with many of them having been abandoned in recent years. Access to these building areas is provide paved driveways off of Artic Street and Plastics Street with other areas of concrete sidewalks associated with the previous uses. It is noted that much of the site is covered in gravel base which appears to be heavily degraded pavement with the base course still intact. The remaining areas are primarily overgrown brush and grass with little to no established woodland.

As part of the initial phase of construction, all of the existing structures within the property limits will be demolished. As part of the general site preparation, the existing pavement and concrete areas will be removed and disposed of off site and the existing utility connections such as sewer and water to the structures will be cut and capped at their respective mains.

Upon the completion of the initial demolition of the site, a new multi-family, high-rise apartment building will be constructed comprised of a total of 421 dwelling units, being a combination of one-hundred and nine (109) two-bedroom, two-hundred and forty-eight (248) one-bedroom, and sixty-four (64) studio units. The building has been designed as in a rectangular structure within the properties between Arctic and Plastic Street, with a central courtyard area near the center of development, with access to the main ground level. This courtyard area will be utilized as common and amenity space for the building's tenants. These amenities will include open space, a swimming pool, grill station, and a dog park. Access to these areas will be provided by an extensive sidewalk system which will allow access from each building. The building has been designed to incorporate a drive-in multi-level parking garage, which will be accessible via Franklin Street.

As previously stated, access to the proposed parking garage will be provided by a new curb cut along Franklin Street with 360 parking spaces. This structure will also provide additional amenities including bicycle storage for the tenants. As part of the overall redevelopment of the area, the existing private portion of Arctic Street, south of the fire station, will be reconstructed to bring the existing roadway into current City Standards, including upgrades to several utilities.

To provide additional parking for the development, two abutting properties at #26 Arctic Street and #38 Arctic Street will be reconstructed to provide an additional 108 surface parking spaces as well as additional areas for landscaping. Additional project improvements include various utility improvements including drainage, sewage, water and telecommunications.



Per the Zoning Ordinance a total of 464 parking spaces are required for the intended use on the project. This is based on one parking space per dwelling unit and additional 1 space per ten dwelling units for guest parking. A total of 468 parking spaces have been provided for this project at a ratio of 1.01 spaces per unit. The project will also incorporate Electric Vehicle (EV) capable parking spaces for potential future use. These spaces will have the electrical conduit run to the area to allow future EV stations to be installed without having to perform significant construction. At this time ten (10) surface and fifteen (15) interior spaces (5% of the parking spaces) will be EV capable, with some provisions for active EV spaces upon opening of the building.

The stormwater from the site currently flows to one of several design points around the property. A significant portion of the runoff is being directed towards the municipal combined sewer line within Franklin Street. It is noted that the existing property is currently located within the treatment district of the Upper Blackstone Wastewater Treatment Plant (WWTP), with treatment and mitigation measures being required to maximum extent practicable. As part of this project, it is the intent to extend the existing drainage trunkline within Arctic Street further south to capture runoff from the surrounding area. Currently the site's drainage system is non-functional and experiences significant ponding post-storm events due to unfunctional or obsolete catchbasins. The proposed redevelopment of the site will incorporate proper grading design and a series new deep-sump hooded catchbasins to capture the runoff, directing the stormwater through water quality devices to provide Total Suspended Solids (TSS) removal. Upon treatment, portions of the stormwater will be directed to the new trunkline, with the remaining flows being directed to an small underground storage system comprised of molded chambers set within a bed of crushed stone to provide mitigation of peak rates of runoff and provide additional recharge capacity. The proposed stormwater design is predicated on the fact that there will be a natural reduction in impervious area on the property which will lend itself to a reduction in rates and volume of runoff to the municipal system. Reference is made to the Drainage Analysis & Report for a comprehensive review of the proposed stormwater system and its compliance with current Stormwater Management Regulations.

Sewage generated from the buildings will be transmitted via gravity to the existing infrastructure within Franklin Street. The intended sewage flows and stormwater flows will be separate from one another until the final connection to the combined main. Currently there are two connection points for these flows being at the intersection of Franklin and Arctic Streets as well as along Franklin near the intersection with Plastics Street. As there will be vehicular access to interior parking garage, floor drain systems will also be incorporated into the project. These flows will be directed to an "MDC Gas Trap" and be connected to the main. Should there be a spill within the building, this trap allows the collection of contaminants to minimize or prevent these flows from entering the sewer system.

Water service connections will be made via a new 8" water main that will connect to the existing main within Franklin and run south along Arctic Street and be terminated near the end of the public portion of the roadway with a flushing hydrant. Additional fire connections will be provided on the buildings as required. The domestic and fire suppression lines will connect to this new extension for each of the buildings. A portion of the existing water line within Plastic Street will be reconfigured to allow for the appropriate horizontal separation from the new combined sewer connections.

Electric and natural gas service connections will be provided via the existing infrastructure located within Franklin and Arctic Street. The location of these final connections will be reviewed with Utility Provider prior to construction.

As part of the approval process, a review of the various Site Plan Standards is required for review. We offer the following information below:

## SITE PLAN STANDARDS

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### a) Vehicular traffic access and circulation

Vehicular traffic will have access to Franklin Street via a new curb cut to an interior parking garage which will provide parking for approximately 360 vehicles. In addition, the project will utilize the exiting portion of Arctic Street as well as the proposed extension for additional surface parking to be utilized by the tenants.

At this time, a Traffic Impact Analysis Study (TIAS) has been completed by BSC Group relative to the proposed project and its impact to the near by intersections based on this review it is anticipated that there will be a total of 2,724 new daily trips with 222 new trips during the weekday morning peak hour and 234 trips during the weekday afternoon peak hour. Based on the TIAS the proposed development is expected to not have significant impacts on the existing intersections within the area of the development, thus no additional mitigation or enhancements are recommended. Reference is made to the provided TIAS as prepared by BSC Group.

### b) Pedestrian Access and Circulation

Pedestrians will have access to the building via several pedestrian doors around the buildings. A new sidewalk system will be provided along Franklin, and Arctic Street which will ultimately provide access to the various doors as well as additional provisions for crosswalks along Arctic Street. The sidewalks and crosswalks will allow for the safe pedestrian movement from the parking areas to the buildings and from the buildings to the common spaces.

### c) Off-Street Parking

Parking has been laid out in accordance with the parking standards as outlined in the City Ordinance, including accessible parking locations and access to the building. The total required number of required parking spaces for this building per the Ordinance has been determined to 464 parking spaces. A total of 360 spaces being provided within the interior parking garage and 108 surface parking spaces on the #33 and #45 Arctic Street properties for a total of 468 parking spaces. Thus, compliance with the parking requirements within the Ordinance is achieved.

### d) Landscape Buffers

As part of this project landscaping beds will be placed between the proposed building and the back of the sidewalk along all right of ways that the project abuts as required by the Zoning Ordinance. Additionally, a total of 24 landscape and shade trees will be placed within interior parking islands as well as the periphery of the surface parking lots to provide shading and buffer. Additional interior shrubs will be planted along the required 5-foot buffer of the parking areas.



The landscape areas are shown in a typical manner for the purpose of review. Prior to planting a formal landscape plan will be developed that will show the specific plants, quantities and locations for the development.

e) Building, Lighting and Signs

As previously mentioned, it is the intent of the applicant to construct a single new high-rise apartment comprised of a total of 421 dwelling units, being a combination of one-hundred and nine (109) two-bedroom, two-hundred and forty-eight (248) one-bedroom, and sixty-four (64) studio units. In addition, the buildings will incorporate a multi-story parking garage to provide parking for the tenants.

The majority of lighting will be provided by mounted lights along the perimeter of the building. A formal lighting plan is currently being developed as part of this submittal and will depict the location of any additional light locations. At this time, it is the intent that any signage for the proposed building would be provided on the building itself. Any sign proposed for this project is subject to final design but shall comply with Section IV.6 of the Ordinance relative to size and design and will be formally permitted separate from this filing upon final design.

f) Stormwater and Drainage

The stormwater from the site currently flows to one of several design points around the property, including with a significant portion of the runoff being directed towards the municipal combined sewer line within Franklin Street. It is noted that the existing property is currently located within the treatment district of the Upper Blackstone Wastewater Treatment Plant (WWTP), with treatment and mitigation measures being required to maximum extent practicable.

As part of this project, the stormwater is being directed towards a series of drainage catch-basins which will direct stormwater through several water quality devices to provide Total Suspended Solids (TSS) removal. Upon treatment, the stormwater will be directed towards either a underground storage system comprised of molded arch-type chambers set within a bed of crushed stone, to provide mitigation of peak rates of runoff, or to a new drainage trunkline extension. Reference is made to the Drainage Analysis & Report for a comprehensive review of the proposed stormwater system and its compliance with current Stormwater Management Regulations.

g) Water Supply and Sewage Disposal

Water will be provided by via an existing 16-inch water main within Franklin Street, it is the intent to provide an 8" CLDI pipe will extend off of this main and run along a portion of Arctic Street. The proposed new building will tie into this proposed main for both the domestic water and fire suppression systems. At this time sizing of these connections is being determined and final design and layout of the water connections will be coordinated with the City's Department of Public Works. New main will be terminated with a new flushing hydrant.

Sewage generated from the buildings will be transmitted via gravity to the existing infrastructure within Franklin Street. The intended sewage flows and stormwater flows will be separate from one another until the final connection to the combined main. Currently there are two connection points for these flows being at the intersection of Franklin and Arctic Streets as well as at Plastic

Street. As there will be vehicular access to interior parking garage, floor drain systems will also be incorporated into the project. These flows will be directed to an "MDC Gas Trap" and be connected to the main. Should there be a spill within the building, this trap allows the collection of contaminants to minimize or prevent these flows from entering the sewer system.

*h) Open Space/Common Space*

As part of this a centralized open space area is being provided within the interior courtyard of the new proposed building. this area will provide the building occupants with various amenities including a swimming pool and dog park area, with other generally flatter areas which could be utilized by the tenants. A second courtyard area will also be provided on the higher levels of the building which will provide additional common space for the tenants. In addition, it is the intent of that the area immediately surrounding the building and parking areas be revegetated and be converted to landscaped areas, with additional seating areas along Franklin Street.

*i) Noise and Glare*

As the proposed use is consistent with existing and permitted uses within the District, it is anticipated that there will no adverse effect relative to noise and glare. It is noted that the property is located within a heavily urbanized and commercial area of the City, as such it is anticipated that the noise and glare from the tenant vehicles should be consistent with other surrounding uses.

*j) Emergency Zones*

There are no designated areas for emergency vehicles to park on the site. However, due to the loop configuration of the parking facility, it is anticipated that any large emergency vehicles that enter the property could easily navigate their way out without performing any difficult turning maneuvers.

*k) Areas subject to flooding and or erosion*

The proposed project is not located within an area subject to flooding per the latest FEMA FIRM Map# 25027-C0618E.

*l) Erosion and Sediment Control*

During the construction process, staked straw wattles and silt fence will be placed along the perimeter of the work area. In addition, silt sacks will be installed on the immediate downgradient drainage catchbasins within Franklin Street to prevent any construction related sediment from entering the City System. To prevent any additional tracking of sediment onto the roadway, stone tracking pads will be installed at the intended construction access point onto the property. If additional access points are required additional tracking pads will be installed accordingly.



Relative to the proposed drainage system on the property, as construction of the site and installation of utilities progresses, silt sacks will be placed within the proposed catch basins to ensure further sediment migration does not occur. Upon completion of construction and final stabilization of the site, these measures will be removed.

m) State Register of Historic Places

Per review of the Massachusetts Cultural Resource Information System (MACRIS), there are no historical buildings located within the scope of this project.

n) Regional Transportation System

Based upon the preliminary traffic review it is anticipated that a significant portion of the tenants on the property will utilize some form of the regional transportation systems as well private personal transport such as bicycling or walking in addition to private vehicles. As such the project will incorporate several new sidewalk connections to the proposed building to the existing sidewalk system in Franklin Street.

o) Surface and Groundwater Protection

As part of this project, an entirely new drainage system will be installed which will be in compliance with the Massachusetts Stormwater Management Regulations as they pertain to the site. As part of the proposed drainage system, several Water Quality Units (WQU) will be installed for TSS removal and directed towards either a underground storage system comprised of molded arch-type chambers set within a bed of crushed stone, to provide mitigation of peak rates of runoff, or to a new drainage trunkline extension. Reference is made to the Drainage Analysis and Report on the functionality of these devices.

It is anticipated that the Groundwater will adequately be protected, as there are no proposed areas of infiltration or sewage disposal it is anticipated that there will be minimal impact on the groundwater in the area.

WAIVERS

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On behalf of our client, certain waivers are being requested from the Planning Board relative the requirements of the Site Plan Approval specifically:

- Article V.4.B.7 – Providing Site Plans drawn at scale of not less than forty (40) feet to the inch.
- Article V.4.B.7.b – location of trees in excess of nine (9) inches in diameter

# HANNIGAN ENGINEERING, INC.

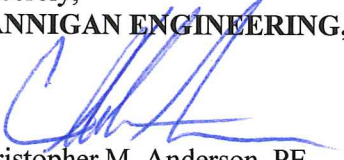
8 MONUMENT SQUARE, LEOMINSTER, MA 01453 PHONE: (978) 534-1234 FAX (978) 534-6060

CIVIL ENGINEERS & LAND SURVEYORS

On behalf of our client, Hannigan Engineering, Inc. is requesting that this project be put on the agenda for the next available meeting. Representatives of this office and of the Applicant will be available to address any questions or concerns raised at that time. We appreciate the City's assistance in this process as we look forward to working with you to obtain the anticipated approval of this project

Sincerely,

**HANNIGAN ENGINEERING, INC**



Christopher M. Anderson, PE  
Project Manager  
pc:



William D. Hannigan, PE  
President

Brendon Gove, GoVenture Capital Group, LLC  
Harold Reader, GoVenture Capital Group, LLC  
James Derry, GoVenture Capital Group, LLC

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## City of Worcester Planning Board



### **M.G.L. CHAPTER 41, §81G STREET OPENING CHECKLIST, REQUIREMENTS & APPLICATION**

Division of Planning & Regulatory Services  
455 Main Street, Room 404; Worcester, MA 01608  
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406

1. A completed **81G Street Opening Application** including:
  - ❑ One (1) signed, original application form. The owner/petitioner must sign the application.
  - ❑ Fifteen (15) copies of the signed application form. *Double-siding is encouraged.*
  - ❑ Certified List of Abutters, which may be obtained at City Hall – Second Floor. This list must be attached to the application.
2. One (1) stamped, addressed envelope for each Party on the Certified List of Abutters.  
  
Return address should be: Division of Planning and Regulatory Services; 455 Main Street, Room 404; Worcester, Massachusetts 01608
3. **81G Street Opening Plan**
  - ❑ A signed original and fifteen (15) **folded** copies of the 81G Street Opening Plan.
4. **Filing Fee** - Checks payable to the City of Worcester.

**\*\*ALL APPLICATION DEADLINES ARE 2:00 P.M. UNLESS OTHERWISE SPECIFIED\*\*  
APPLICANTS ARE ENCOURAGED TO FILE BEFORE THE DEADLINE DATE WHENEVER  
POSSIBLE**

**CITY OF WORCESTER REVISED ORDINANCES  
CHAPTER 12 STREETS & SIDEWALKS  
SECTION 12 PERMIT FOR THE CONSTRUCTION OF WAYS**

(a) No person shall construct, repair, alter or otherwise open a way for use by the inhabitants thereon or the general public unless 1) the way has been approved by the planning board pursuant to the subdivision control law; or 2) unless the location of the way is in accordance with the official map of the city as amended from time to time; or 3) has been approved by the planning board pursuant to §81G of chapter 41 of the General Laws; and, in the case of 2) and 3) above, unless the planning board has approved the grading, surfacing and drainage of such way.

(b) No person shall construct, repair, alter or otherwise open a way for use by the inhabitants thereon or the general public as described in subsection (a) above without first obtaining an inspection permit from the commissioner. The commissioner may impose reasonable conditions and limitations concerning work to be performed under such permit which shall include, but not be limited to, the following:

(i) unless the completion of the proposed work is validly secured under the subdivision control law, the commissioner shall require the applicant to secure the work in any one or combination of the methods set forth in said subdivision control law (G.L. c. 41, §81U);

(ii) a permit issued hereunder shall be valid for one construction season only, which shall commence on April 1st and end on November 15th. The commissioner, in his sole discretion, may allow the issuance of a permit for work to be undertaken during the time period from December 1st to the end of February;

(iii) the applicant shall establish a time period and schedule for the completion of the permitted work, but in no event shall such time period exceed the term of the permit;

(iv) the applicant shall provide the commissioner a detailed schedule of construction activities;

(v) the applicant shall submit an erosion control plan, which must be approved by the commissioner, relative to the work to be undertaken pursuant to the permit;

(vi) all related inspection fees must be paid in full prior to issuance of the permit;

(vii) a pre-construction conference with the engineering division of the department of public works shall be held prior to issuance of the permit.

(a) No person shall open a way for public use unless 1) the way has been approved by the planning board pursuant to the subdivision control law; or 2) unless the location of the way is in accordance with the official map of the city as amended from time to time; or 3) has been approved by the planning board pursuant to § 81G of chapter 41 of the General Laws; and, in the case of 2) and 3) above, unless the planning board has approved the grading, surfacing and drainage of such way.

(b) No person shall open a way for public use as described in subsection (a) above without first obtaining an inspection permit from the commissioner. The commissioner may impose reasonable conditions and limitations concerning work to be performed under such permit, including a requirement that the applicant post a bond or other form of surety, indemnity, and evidence of adequate insurance coverage with the commissioner before such permit is issued.



## City of Worcester Planning Board



### **M.G.L. CHAPTER 41, §81G STREET OPENING APPLICATION**

**Division of Planning & Regulatory Services  
455 Main Street, Room 404; Worcester, MA 01608  
Office 508-799-1400 Ext. 31440 – Fax 508-799-1406**

1. The undersigned applicant, being the owner of all land included within property shown on the accompanying plan entitled Site Development Plan - Residential Apartment Complex and prepared by Hannigan Engineering, Inc. Massachusetts Registered (Engineer) (Surveyor), Registration Number 55372, dated January 7, 2022, submits such plan and makes application to the Board for approval thereof.
2. The land within the proposed street opening is subject to the following easements and restrictions:  
NA
3. There are appurtenant to the land within the proposed street opening the following easements and restrictions:  
na
4. The applicant agrees if the Plan is approved, to construct and install all improvements within the proposed street opening plan required by the Planning Board and supplemented by the work specifications and other requirements of the Public Works Commissioner and the Health and Code Enforcement Commissioner.
5. The applicant further agrees to complete all said required improvements within two (2) years from the date of approval of the street opening by the Board unless the Board approves a different period of time.
6. The applicant further agrees if this application is approved by the Planning Board, to file with the Public Works Commissioner for an inspection permit in accordance with the requirements of Chapter 12, § 12 of the Revised Ordinances.
7. The owner's title to the land is derived under deed from  
dated \_\_\_\_\_, 20\_\_\_\_, and recorded in the Worcester District Registry of Deeds, Book \_\_\_\_\_, Page \_\_\_\_\_; or Land Court Certificate of Title Number \_\_\_\_\_, registered in Worcester Land Registry District, Book \_\_\_\_\_, Page \_\_\_\_\_ and Worcester Assessor's Book \_\_\_\_\_, Page \_\_\_\_\_.

Note: Multiple parcels of land reference is made to included list of properties.

Applicant's Signature: 

Applicant's Name (Please Print): Harold Reader, Authorized Person

Applicant's Address: 10 E Worcester Street, Suite 3A, Worcester, MA 01604

Applicant's Phone Number: 857-250-0269 Fax Number:



## List of Properties

<u>Map and Parcel</u>	<u>Address</u>	<u>Book/Page</u>	<u>Owner</u>	<u>Address</u>
4-15-17+24	274 Franklin Street	52649/326	274 Franklin Street, LLC	303 Worcester Road, Framingham, MA 01701
4-15-00003	284 Franklin Street	10660/228	DOK Realty, LLC	303 Worcester Road, Framingham, MA 01701
4-15-0003A	290 Franklin Street	51159/98	290 Franklin Street, LLC	17 Warren Ave, Malden, MA 02148
4-15-00013	1 Hygiea Street	51145/300	290 Franklin Street, LLC	17 Warren Ave, Malden, MA 02148
4-15-00014	23 Hygeia Street	47339/305	Hygeia Street, LLC	10 Melvin Avenue, Brighton, MA 02135
4-15-00004	25 Arctic Street	10660/228	DOK Realty, LLC	303 Worcester Road, Framingham, MA 01701
4-15-00023	14 Hygeia Street	48356/84	Arctic Street, LLC	303 Worcester Road, Framingham, MA 01701
4-15-00015	33 Arctic Street	9408/316	Graphics Group, Realty Trust	33 Arctic Street, Worcester, MA 01604
4-15-00016	45 Arctic Street	48356/84	Arctic Street, LLC	303 Worcester Road, Framingham, MA 01701
4-15-0002B	26 Arctic Street	52102/125	26 Arctic Street LLC	3220 Cranberry Highway, Wareham, MA 02532
4-15-00005	38 Arctic Street	10660/228	DOK Realty LLC	303 Worcester Road, Framingham, MA 01701